

1165

City of St. Charles, Illinois

Ordinance No. 2015-M-11

**Motion to approve an Ordinance Amending Title 15
“Building and Construction” Section “Permit and
Inspection Fees” of the St. Charles Municipal Code.**

**Adopted by the
City Council
of the
City of St. Charles
February 17, 2015**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, February 23, 2015**


City Clerk



(SEAL)

Ordinance No. 2015-M-11

An Ordinance Amending Title 15 “Building and Construction” Section 15.101.150 “Permit and Inspection Fees” of the St. Charles Municipal Code

WHEREAS, the City Council of the City of St. Charles hereby finds that it is in the City’s best interest to establish GIS fees that correspond to the cost of providing permit related services, and

WHEREAS, the City has analyzed the costs related to providing plan reviews, inspections, and other services in relation to building permits, which are reflected in the proposed fees contained herein,

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS AS FOLLOWS

1 That Title 15, “Building and Construction”, Chapter 15 101 “Administration, Enforcement, Fees, and Penalties” of the St. Charles Municipal Code be and is hereby amended by deleting the provisions of Section 15 101 150 “Permit and Inspection Fees” and by substituting the following therefore

“15 101 150 Permit and Inspection Fees

A Payment of Fees All base fees shall be paid at the time of submittal of the permit application and plans. Other fees calculated from square footage, estimated cost, and other unit measures shall be paid prior to issuance of a permit. Additional fees and reimbursements that are incurred after issuance of a permit shall be paid prior to issuance of a certificate of occupancy. All permit fees are non-refundable.

B Building Permit Fees Permit fees for construction, alteration, demolition, installation, and other work as listed herein are established as follows:

- 1 New residential buildings
 - a Single family detached dwellings
 - 1 Base fee: one hundred thirty (\$130.00) dollars
(Due at the time of submittal)
 - 11 \$0.28 cents per square foot of each level of buildings -
including - basement, garage, crawl space
 - b Single family attached dwellings – townhouse/duplex
 - 1 Base fee: one hundred thirty (\$130.00) dollars
(Due at the time of submittal)
 - 11 \$0.28 cents per square foot of each level of building -
Including basement, garage, and crawl space
 - c Multi-family buildings-apartments/condominiums/mix use
 - 1 Base fee: three hundred seventy-five (\$375.00) dollars for the entire
building
(Due at the time of submittal)

- 11 \$0 44 cents per square foot for the first 10,000 square feet
 - 111 From 10,001 square foot and above \$0 16 cents per square foot
 - 2 New industrial, business, commercial or other non-residential buildings
 - 1 Base fee three hundred seventy-five (\$375 00) dollars for the entire building
(Due at the time of submittal)
 - 11 \$0 44 cents per square foot for the first 10,000 square feet
 - 111 From 10,001 square foot and above \$0 15 cents per square foot
 - 3 Additions to existing buildings
 - a Residential
 - 1 Base fee one hundred thirty (\$130 00) dollars
(Due at the time of submittal)
 - 11 \$0 28 cents per square foot of each level of building -including basement, garage, and crawl space
 - b Industrial, business, commercial, or other non-residential buildings
 - 1 Base fee of three hundred seventy-five (\$370 00) dollars
(Due at the time of submittal)
 - 11 \$0 44 cents per square foot for the first 10,000 square feet
 - 111 From 10,001 square feet and above \$0 16 cents per square foot
 - 4 Alterations to existing buildings
 - a Residential
 - 1 Base fee one hundred thirty (\$130 00) dollars
(Due at the time of submittal)
 - 11 For estimated cost of up to four thousand dollars, no additional fee
 - 111 For estimated cost from four thousand dollars to twenty-four thousand dollars, six dollars and seventy-five cents (\$6 75) for each one thousand dollars or fraction thereof
 - 1v For estimated cost in excess of twenty-four thousand dollars, three dollars and ten cents (\$3 10) for each thousand dollars or fraction thereof
 - b Industrial, business, commercial, or other non-residential buildings
 - 1 Base fee three hundred seventy-five (\$375 00) dollars
(Due at the time of submittal)
 - 11 For estimated cost up to four thousand dollars, no additional fees
 - 111 For estimated cost from four thousand dollars to twenty-four thousand dollars, six dollars and seventy-five cents (\$6 75) for each one thousand dollars or fraction thereof
 - 1v For estimated cost in excess of twenty-four thousand dollars, three dollars and ten cents (\$3 10) for each one thousand dollars or fraction thereof
 - v Fire Prevention Inspections – eighty (\$80 00) dollars per inspection, if required
 - 5 Miscellaneous permits
 - a Appliance Permits
 - 1 Small Appliance Permits
Residential water heaters, water softeners, furnaces, central air conditioners, and outside air conditioner units
Base fee thirty-five (\$35 00) dollars
(Due at the time of submittal)
 - 11 Large Appliance Permits
All generators, commercial air handlers, rooftop units, and machinery

- Base fee one hundred eighty (\$180 00) dollars
(Due at the time of submittal)
- b As-Built Permits A request to the Building Official to inspect a completed project
 - Double the building permit fee
(Due at the time of submittal)
- c Decks, gazebos, or pergola (Outdoors)
 - Base fee seventy-five (\$75 00) dollars
(Due at the time of submittal)
- d Demolition or wrecking of any building or other structure
 - i Residential
 - Base fee three hundred five (\$305 00) dollars
(Due at the time of submittal)
 - ii Industrial, business, commercial, or other non-residential buildings
 - Base fee four hundred and thirty (\$430 00) dollars
(Due at the time of submittal)
 - iii All partial demolitions that do not include disconnect of any utility service
 - Base fee fifty-five (\$55 00) dollars
(Due at the time of submittal)
- e Donation Boxes
 - i Base fee fifty-five (\$55 00) dollars
(Due at the time of submittal)
 - ii Charitable and/or Non-Profit Organization fee (Must have verified 501(c)(3) exempt status) zero (\$0 00) dollars
- f Elevators or lifts
 - i Base fee one hundred (\$100 00) dollars
(Due at the time of submittal)
 - ii Reimbursement of direct costs of review fees from Elevator Inspection Service
- g Fences (Excluding arbors and decorative landscape fences outside of easements and not more than 30 inches in height)
 - i Base fee sixty (\$60 00) dollars
(Due at the time of submittal)
 - ii Partial Fence Installation – Repair and requires no recording fee - twenty-five (\$25 00) dollars
(Due at the time of submittal)
- h Garages
 - i Detached
 - Base fee one hundred (\$100 00) dollars
(Due at the time of the submittal)
 - ii Attached
 - Base fee one hundred sixty-five (\$165 00) dollars
(Due at the time of the submittal)
- i Kiosk, commercial
 - Base fee fifty-five (\$55 00) dollars
(Due at the time of submittal)
- j Landscape review
 - Reimburse City for direct cost for review of landscape plans and tree preservation plans by a landscape architect

- k Lawn sprinklers
 - Base fee one hundred fifteen (\$115 00) dollars
 - (Due at the time of submittal)
- l Low voltage installations (Lighting, fountains, light poles, etc)
 - Base fee ninety-five (\$95 00) dollars
 - (Due at the time of submittal)
- m Outdoor sales – temporary tents, trailers, (where permitted)
 - Base fee seventy (\$70 00) dollars
 - (Due at the time of submittal)
- n Parking lots
 - 1 Grind and overlay existing pavement
 - Base fee one hundred (\$100 00) dollars
 - (Due at the time of submittal)
 - 11 Replace with new or rebuild existing
 - Base fee one hundred eighty (\$180 00) dollars
 - (Due at the time of submittal)
- o Re-roofs
 - 1 Residential
 - Base fee forty (\$40 00) dollars
 - (Due at the time of submittal)
 - 11 Commercial, industrial, or other non- residential buildings
 - Base fee seventy (\$70 00) dollars
 - (Due at the time of submittal)
- p Right-of-way and/or private driveways
 - 1 Base fee sixty (\$60 00) dollars
 - (Due at the time of submittal)
 - 11 Street Cut
 - Base fee seventy-five (\$75 00) dollars
 - (Due at the time of submittal)
- q Sewer or water repair or replacement, sewer cleanouts (utility repair)
 - 1 Base fee sixty (\$60 00) dollars
 - (Due at the time of submittal)
 - 11 Inspections conducted at off hours will be invoiced at double the inspectors prevailing hourly wage
- r Sheds (24 square feet or more)
 - Base fee sixty (\$60 00) dollars
 - (Due at the time of submittal)
- s Siding, soffit, and fascia (replace, repair, or new)
 - Base fee fifty-five (\$55 00) dollars
 - (Due at the time of submittal)

- t Signs (canopy, marquees, temporary signs and banners)
 - 1 Permanent freestanding signs
 - a Base fee one hundred (\$100 00) dollars
(Due at the time of submittal)
 - u b Plus two dollars and twenty-five cents (\$2 25) per square foot of
sign area
 - 11 Permanent signs other than freestanding signs
 - a Base fee one hundred (\$100 00) dollars
(Due at the time of submittal)
 - b For each additional sign after the one permanent sign five (\$5 00)
dollars for each additional sign
 - 111 Temporary
Base fee -five (\$45 00) dollars
(Due at the time of submittal)
 - v Swimming pool
 - 1 In-ground
Base fee two hundred (\$200 00) dollars
(Due at the time of submittal)
 - 11 Above ground designed for water depth over 24-inches
Base fee seventy (\$70 00) dollars
(Due at the time of submittal)
 - w Window(s) and door(s) replacement
Base fee forty-five (\$45 00) dollars
(Due at the time of submittal)
 - x All permit types not listed will be charged forty-five (\$45 00) dollars per
inspection
- 6 Additional Fire Department Fees
- A Review of fire system plans
Base fee eighty (\$80 00) dollars
 - B Review of sprinkler system plans
Base fee eighty (\$80 00) dollars
 - C Review of standpipe systems
Base fee eighty (\$80 00) dollars
 - D Review of other fire extinguisher systems (kitchen suppression)
Base fee eighty (\$80 00) dollars
 - E Review of above-ground and underground storage tank plans
Base fee eighty (\$80 00) dollars
 - F Special inspections kitchen hood and duct, kitchen suppression, sprinkler
dry system, FM200 system, roof integrity
Eighty (\$80 00) dollars per inspection
 - G Smoke evacuation test
Eighty (\$80 00) dollars
 - H Fire flow test
Base fee one hundred sixty (\$160 00) dollars
 - I Any other special inspections
Eighty (\$80 00) dollars per man-hour plus material, if required
- 7 Additional Fees
- A Initial Architectural Plan Review and Examination fees No additional charge
(included in base fee)

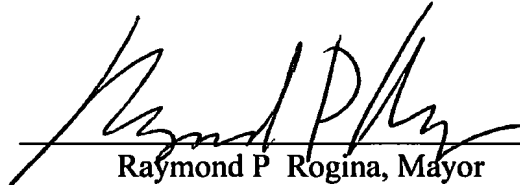
- B Outside Plan Review – Applicant shall pay direct cost for plan review by a consultant hired by the City
- C Review of revised plans and specifications one-half of base fees
- D Revisions to approved construction plans submitted after issuance of a building permit, when initiated by the permit holder, owner, contractor or architect One-half of base fees
- E Re-inspection fees (due prior to the issuance of a certificate of occupancy)
 - a Sixty-five (\$65 00) dollars per Building Division Re-inspection for all re-inspection for all types of inspections during construction (excluding finals)
 - b Eighty (\$80 00) dollars per Fire Department re-inspection for all types of inspections during construction (excluding finals)
 - c Eighty-five (\$85 00) dollars per re-inspection for all residential final inspections
 - d One hundred seventy (\$170 00) dollars per re-inspection for all industrial, commercial, business, and other non-residential final inspections
- F Temporary certificates of occupancy (due prior to issuance of the temporary certificate of occupancy)
 - a Residential Eighty-five (\$85 00) dollars
 - b Industrial, commercial, business, or other non-residential building One hundred seventy (\$170 00) dollars
- G Reimbursement for Fire Protection services The applicant shall reimburse the City for the actual cost of services billed to the City by a fire protection company relation to review of plans and specifications, meetings, inspections, and associated tasks relative to any application for permit
- H Waiving of building permit fees may be granted by the City Council for the construction of one and two family residential dwelling units, additions and alterations by a non-profit organization for an owner occupancy and/or family member with special needs
- I Any unit of Federal, State, or local government agency shall be exempt from filing fees and permit fees The applicant shall be responsible for outside consultant services and miscellaneous fees, (i e re-inspection fees, temporary occupancy fees, etc)
- J Consultation for Permitted Projects After two (2) field consultations, a charge of seventy (\$70 00) dollars, per on-site consultation ”

2 That after the adoption and approval hereof this Ordinance shall be (i) printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St Charles

PRESENTED to the City Council of the City of St Charles, Illinois
this 17th day of February, 2015

PASSED by the City Council of the City of St Charles, Illinois
this 17 day of February, 2015

APPROVED by the Mayor of the City of St Charles, Illinois
this 17th day of February, 2015


Raymond P Rogina, Mayor

ATTEST


City Clerk

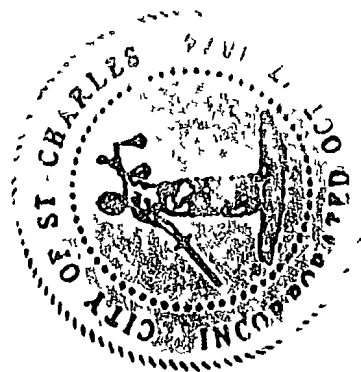
COUNCIL VOTE

Ayes 9

Nays _____

Abstain 1

Absent _____



APPROVED AS TO FORM

City Attorney

DATE _____

State of Illinois)
)
) ss.
Counties of Kane and DuPage)

Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St Charles, Kane and DuPage Counties, Illinois

I further certify that on February 17, 2015, the Corporate Authorities of such municipality passed and approved Ordinance No 2015-M-11, entitled

"Motion to approve an Ordinance Amending Title 15
"Building and Construction" Section "Permit and
Inspection Fees" of the St Charles Municipal Code "

which provided by its terms that it should be published in pamphlet form

The pamphlet form of Ordinance No 2015-M-11, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on February 23, 2015, and continuing for at least ten days thereafter Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk

DATED at St Charles, Illinois, this 17th
day of February, 2015



Nancy Garrison
Municipal Clerk

City of St. Charles, Illinois